

FINISHED

PUBLIC HEARING AGENDA



DEVELOPMENT REVIEW COMMISSION JUNE 12, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. CONSIDERATION OF MEETING MINUTES: 05/22/07 POSTPONED

- 2. Request for GAGE ADDITION (PL060472)** (Multiple property owners; Bob Gray / Karyn Gitlis / Jenny Lucier / Dan O'Neill / Julia Andrews, applicants) for the designation of an Historic Overlay District, located in the area south of University Drive to 10th Street and west of Mill Avenue to the Southern Pacific Railroad, including the following:

HPO06001 – (Ordinance No. 2006.72) Historic Overlay District for Gage Addition Subdivision consisting of 56 parcels.

NOTE: CONTINUED FROM THE DECEMBER 12, 2006 PUBLIC HEARING

RECOMMENDED DENIAL

STAFF REPORT: [DRCr_GageAddition_061207.pdf](#)

- 3. Request for PARK TRACT (PL060472)** (multiple property owners; Bob Gray / Karyn Gitlis / Jenny Lucier / Dan O'Neill, applicants) for the designation of an Historic Overlay District, located in the area south of 10th Street to 13th Street and west of Mill Avenue to the Southern Pacific Railroad, including the following:

HPO06002 – (Ordinance No. 2006.73) Historic Overlay District for Park Tract Subdivision consisting of 92 parcels.

NOTE: CONTINUED FROM THE DECEMBER 12, 2006 PUBLIC HEARING

RECOMMENDED DENIAL

STAFF REPORT: [DRCr_ParkTract_061207.pdf](#)

- 4. Request for SELF-SERVE CAR WASH (PL060720)** (Kay Hamblin, property owner; John Reddell Architects, applicant) for the redevelopment of an existing car wash into a new car wash totaling 3,191 s.f. in building area, located at 1336 West University Drive, in the CSS, Commercial Shopping and Service District, including the following:

ZUP06107 – Use Permit to allow the expansion (redevelopment) of an existing car wash.

DPR06134 – Development Plan Review including site plan, building elevations and landscape plan.

NOTE: CONTINUED FROM THE FEBRUARY 27 & MARCH 27, 2007 PUBLIC HEARINGS

APPROVED WITH DELETION OF CONDITIONS TO RELOCATE REFUSE

STAFF REPORT: [DRCR_SELFSEVRECARWASH_061207.PDF](#)

5. Request for **ONYX CONDOMINIUMS (PL060427)** (Greg Loper, Weststone Group of Companies, property owner; Manjula Vaz, Gammage & Burnham, applicant) for a 26 story, +/- 272 foot, 174 unit multi-family residential tower and a +/- 38 foot, 22 unit condominium building over a 3 level parking garage (one level on grade and two levels below grade). The total residential building area is +/- 252,316 sq. ft. on +/- 1.481 acres. The site is located at 909 East Playa Del Norte in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District. The request includes the following:

ZUP07064 – Use Permit to allow tandem parking within the parking garage.

PAD06003 – Amended Planned Area Development Overlay to modify development standards for +/- 252,316 sq. ft. of residential building.

DPR06017 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_ ONYX CONDOS_061207.pdf](#)

APPROVED ZUP AND DPR AND RECOMMENDED APPROVAL OF PAD

6. Request for **CVS PHARMACY #9205 (PL060561)** (Diana Rinck, Armstrong Development Properties, Inc., property owner; Kathleen Walp, Carter & Burgess, Inc., applicant) for a +/- 15,623 sq. ft. pharmacy retail building on +/- 0.94 acres, located at 802 South Mill Avenue in the CC, City Center District. The request includes the following:

DPR07072 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_C.V.S.MillUniv_061207.pdf](#)

APPROVED

7. Request for **U.S. INDUSTRIAL FASTENERS (PL060587)** (Kevin Blackburn, U.S. Industrial Fasteners, property owner; Brian Johns, Associated Architects, applicant) for the expansion of an existing building consisting of +/-38,562 s.f. of total building area on 21.8 acres, located at 2026 East Cedar Street, in the GID, General Industrial District and the Transportation Overlay District, including the following:

DPR07015 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_USIndFasteners_061207.pdf](#)

APPROVED

8. Request for **CHILDSPLAY (PL070079)** (Childsplay, property owner; Peter Fischer, DPA Architects, applicant) for the removal of an existing building and addition of a new +/-29 feet high, +/-7,466 s.f. building and new parking stalls on 2.87 acres, located at 900 South Mitchell Drive, in the R1-6, Single-Family Residential District, including the following:

DPR07085 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_Childsplay_061207.pdf](#)

CONTINUED TO THE JULY 10, 2007 MEETING

9. Request for **4455 RURAL (PL070191)** (John Mariconda, DR Horton, owner; Stephen Anderson, Gammage & Burnham, applicant) for the redevelopment of an existing restaurant site into a new Mixed-Use development on 1.217 acres located at 4455 South Rural Road, currently in the PCC-2 Planned Commercial Center General District, including the following:

ZON07004 – (Ordinance 2007.49) Zoning Map Amendment from PCC-2 Planned Commercial Center General District to MU-3, Mixed-Use Medium-High Density District on 1.217 acres.

PAD07018 – Planned Area Development Overlay to define the development standards for one (1) building totaling approximately 87,785 s.f. on +/-1.217 acres.

DPR07090 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr 4455Rural 061207.pdf](#)

APPROVED DPR AND RECOMMENDED APPROVAL OF ZON AND PAD

10. ANNOUNCEMENTS NONE

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